

# Notice of Exemption

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To:  Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

From: City of South Lake Tahoe  
1052 Tata Lane  
South Lake Tahoe, CA 96150

County Clerk  
County of El Dorado

**Project Title:** Gondola Vista Residential Accessory Structure and Street Frontage Improvements Project

**Project Location - Specific:** 40 Lake Parkway / APN: 029-710-021

**Project Location - City:** South Lake Tahoe

**Project Location - County:** El Dorado

**Description of Project:** The proposed project consists of the construction of an residential accessory building, pedestrian and transit improvement, and Class 2 bike lanes along Lake Parkway. The proposed residential accessory building contains a total of 5,327 square feet of gross floor area that includes a lobby/check in area, a gym, kitchen, a café/co-workspace, and a private event space for use of the residences of Gondola Vista.

**Name of Public Agency Approving Project:** City of South Lake Tahoe

**Name of Person or Agency Carrying out Project:** Gondola Vista Development Company LLC

**Exempt Status:** (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15332, Class 32.
- Statutory Exemptions. State code number.

**Reasons why the project is exempt:** The proposed project is Categorically Exempt from CEQA under Section 15332, Class 32, which consists of projects characterized as infill development.

**Lead Agency Contact Person:** John Hitchcock, Planning Manager  
**Area Code/Telephone:** (530) 542-7475  
**Email:** [jhitchcock@cityofslt.us](mailto:jhitchcock@cityofslt.us)

**Signature:** \_\_\_\_\_ **Title:** Planning Manager

**Date:** September 22, 2023

Signed by Lead Agency

Signed by Applicant

Date received for filing at County of El Dorado: \_\_\_\_\_